



**2013 NON-RESIDENTIAL: ADDITIONS & ALTERATIONS
CHULA VISTA & CALIFORNIA GREEN BUILDING STANDARDS CODE
(CALGreen)
PLAN CHECK CORRECTIONS LIST**

2013 STATE TITLE 24 SECTION 11

DIVISION 3.0 SCOPE

1. Non-residential project plans must show conformance with the 2013 State Title 24 Section 11 California Green Building Code Requirements, Chapter 5, Non-Residential Mandatory Measures, under the appropriate category:
New Construction
OR
Additions of 1000 SF or more
OR
Alterations of existing non-residential buildings with a permit value of \$200,000 SF or more (301.3).
2. In non-residential projects with a mixed-use component, all portions with residential occupancy must comply with 2013 State Title 24 Section 11 California Green Building Code Requirements, Chapter 4, Residential Construction. (302.1)
3. Include the Chula Vista Non-Residential Mandatory Measures Sheets 1 & 2, which are based on the 2013 California Green Building Standards Code, in the permit drawing set. The sheets are available in PDF format at the Chula Vista city website:
<http://www.chulavistaca.gov/home/showdocument?id=6751>
4. Include the Chula Vista Green Building Standards checklist GRN 10 in the permit drawing set. Complete all fields indicating where each required item is located in the plans. The sheets are available in PDF format at the Chula Vista city website.

Division 5.1 PLANNING & DESIGN

Bicycle Accommodations (5.106.4)

5. Provide parking summary calculations showing the number of visitor motor vehicle parking spaces vs. tenant parking spaces provided in the project. (5.106.4.1)

6. Show on the site plan the location and required number of anchored bicycle racks for short-term parking corresponding to a minimum of 5% of the total visitor parking stalls for the building, with a minimum of one two-bike capacity rack. The proposed anchored bicycle racks shall be visible from and located no more than a walking distance of 200 feet from the visitor's entrance.
(5.106.4.1)
7. For additions or alterations that add 10 or more tenant vehicular parking spaces, show on the site plan the location and required number of covered, secure bicycle racks for long-term parking corresponding to a minimum of 5% of the total tenant parking stalls for the building, with a minimum of one two-bike capacity rack. Indicate facility type:
 - a. Covered, lockable enclosure with permanently anchored racks for bicycle;
 - b. Lockable bicycle rooms with permanently anchored racks; and
 - c. Lockable, permanently anchored bicycle lockersAdditions or alterations that add 9 or fewer tenant vehicular parking spaces are exempt.
(5.106.4.1.2)

Planning & Design: Designated Parking: Clean Air, Van/Car Pools & Electric Vehicles (5.106.5.2)

8. For additions or alterations that add 10 or more tenant vehicular parking spaces, provide and show the location of required low emitting, fuel- efficient, and carpool/van pool vehicles parking spaces. The amount of these designated spaces shall be based on the number of new vehicular spaces provided per CALGreen Table 5.106.5.2. Projects that add 9 or fewer vehicular parking spaces are exempt.
9. Show details of typical permanent marking or a sign for the designated parking space for any combination of low-emitting, fuel- efficient, and carpool/van pool vehicles. (5.106.5.1)

DIVISION 5.3 - WATER EFFICIENCY & CONSERVATION

Indoor Water Use (5.303)

10. For additions in excess of 50,000 sq. ft., separate submeters shall be installed:
 - a. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day, including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
 - b. Where meters for individual buildings tenants are unfeasible, provide meters for water supplied to the following subsystems:
 - i. Makeup water for cooling towers where flow through is greater than 500 gpm.
 - ii. Makeup water for evaporative coolers greater than 6gpm.
 - iii. Steam and hot-water boilers with energy input more than 500,000 Btu/h.
(5.303.1.1)
11. Provide a note to the plans stating: "Separate submeters shall be installed in any building or new space within a building that is projected to consume more than 1,000 gal/day." (5.303.1.2)

12. All new fixtures shall comply with the prescriptive maximum flows for each type as listed below.
- a. Waters Closets: ≤ 1.28 gal/flush (Note: The effective flush volume of dual flush toilets is the composite, average flush volume of two reduced flushes and one full flush)
 - b. Urinals: ≤ 0.5 gal/flush
 - c. Single Showerheads: ≤ 2.0 gpm @ 80 psi
 - d. Multiple Showerheads: combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one shower outlet is to be in operation at a time. A hand-held shower shall be considered a showerhead. (5.303.3.3)
 - e. Non-residential Lavatory Faucets: ≤ 0.5 gpm @ 60 psi
 - f. Lavatory Faucets in Common and Public Use Areas of Residential Buildings: ≤ 0.5 gpm @ 60 psi (4.303.1.4.2)
 - g. Metering Faucets: ≤ 0.25 gallons per
 - h. Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; may temporarily increase to 2.2 gpm allowed but shall default to 1.8 gpm (5.303.3)
13. For those occupancies within the authority of the California Building Standards Commission, the provisions of Section 5.303.3 shall apply to new fixtures in additions or areas of alteration to the building. (5.303.4)

Outdoor Water Use (A5.304)

14. Provisions of recycled water or gray water systems for irrigation purposes must comply with all State and local laws and regulations related to recycled water or gray water use.
15. Additions or alterations requiring a water service upgrade or new service on sites with 1,000 square feet or more of cumulative landscape area shall install separate meters or submeters for outdoor potable water use. (5.304.2).
16. For new water service not subject to the provisions of Water Code Section 535, separate meters or submeters shall be installed for outdoor potable water use for landscaped areas of at least 500 square feet but not more than 1,000 square feet (A5.304.2.1).
17. Buildings on sites with 1,000 square feet or more of cumulative landscape area shall have automatic irrigation controllers that are either weather- or soil moisture-based. (5.304.3)
18. Indicate on plans the installed automatic irrigation system controller type (weather- or soil moisture-based). Show location of controller on plans. (5.304.3.1)

Division 5.4 - MATERIAL CONSERVATION & RESOURCE EFFICIENCY

Enhanced Durability & Reduced Maintenance (5.407)

19. Show on plans how the primary exterior entries and openings are protected against water intrusion using features such as overhangs, awnings and/or recesses for a combined depth over the entry of at least 4 feet. (5.407.2.2.1)

20. Nonabsorbent interior floor and wall finishes shall be used within at least 2 feet around and perpendicular to exterior entries and/or opening subject to foot traffic. (5.407.2.2.1)
21. Provide details for exterior entries showing flashing integrated with a drainage plane. (5.407.2.2.2)

Building Maintenance and Operation (5.410 & CV 8,25.06B)

22. Show on plans designated, readily accessible area(s) identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals. Such area(s) shall serve the entire building. (5.410.1)
23. Commercial and industrial establishments shall develop their respective “in-house” recycling plans that provide for the collection of designated recyclables in conjunction with the City’s established recycling programs. (CV 8.25.06B)

DIVISION 5.5 - ENVIRONMENTAL QUALITY

Fireplaces & Wood Stoves (5.503)

24. Incorporate manufacturer’s specifications in plans for any gas fireplace indicating that it is a direct-vent sealed-combustion type. (5.503.1)
25. Incorporate manufacturer’s specifications in plans for any woodstove or pellet stove indicating that it complies with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances. (5.503.1)

Pollutant Control (5.504)

26. In mechanically ventilated Buildings, an air filter with a Minimum Efficiency Reporting Value (MERV) of 8 or higher shall be installed in the mechanical system for outside and return air prior to occupancy. Recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (5.504.5.3)
27. Indicate on plans that any designated outdoor smoking area shall be at least 25 feet from an outdoor air intake or operable windows. (5.504.7)

Environmental Comfort (5.507)

28. If the building is within the 65 CNEL noise contour of an airport, comply with either of the following:
 - a. Provide construction sections showing that the walls and roof ceiling assemblies are built to achieve an STC rating of at least 50 (or OITC of no less than 40) and that exterior windows achieve a minimum STC rating of 40 (or OITC of 30).

- b. Provide an acoustical analysis approved by the architect or engineer of record documenting that the interior noise environment attributable to exterior sources does not exceed Leq-1Hr of 50 dBA in occupied areas during any hour of operation. (5.507.4)
29. If the building is within the 65dB or Ldn noise contour of a freeway, expressway, railroad, industrial source or fixed-guided source as determined by the general plan:
- a. Provide construction sections showing that the walls and roof ceiling assemblies are built to achieve an STC rating of at least 45 (or OITC of no less than 35) and that exterior windows achieve a minimum STC rating of 40 (or OITC of 30).
 - b. Provide an acoustical analysis approved by the architect or engineer of record documenting that the interior noise environment attributable to exterior sources does not exceed Leq-1Hr of 50 dBA in occupied areas during any hour of operation. (5.507.4)
30. If the building is not exposed to a noise level of 65dB Leq-1-hr during any hour of operation, clearly state this on the plans. Otherwise, comply with either of the following:
- a. Provide construction sections showing that the walls and roof ceiling assemblies are built to achieve an STC rating of at least 45 (or OITC of no less than 35) and that exterior windows achieve a minimum STC rating of 40 (or OITC of 30).
 - b. Provide an acoustical analysis approved by the architect or engineer of record documenting that the interior noise environment attributable to exterior sources does not exceed Leq-1Hr of 50 dBA in occupied areas during any hour of operation. (5.507.4)
31. Acoustical control compliance documentation using the prescriptive method shall show
- a. Sound-rated assembly details specifying the STC (or OITC) rating,
 - b. The construction used to achieve such rating, and
 - c. The reference document used to justify the rating (e.g. "Ga File No." from the Gypsum Manual or Item # from LADB's Information Bulletin P/BC 2008-069). (5.507.4.1)
32. Acoustical control compliance using the performance method shall show the site features and construction materials used in the building envelope on the plans, as determined by the acoustical report. (5.507.4.2)
33. Demising walls and floor-ceiling assemblies separating two tenant spaces shall be identified as sound-rated assemblies. Provide detailing showing a construction achieving an STC of at least 40. (5.507.4.3)
34. Walls and floor-ceiling assemblies separating tenant spaces from public spaces shall be identified as sound-rated assemblies. Provide detailing showing a construction achieving an STC of at least 40. (5.507.4.3)

Outdoor Air Quality (5.508)

35. Add note to plans: "The HVAC, refrigeration, and fire suppression equipment shall not contain CFCs or Halons." (5.508.1.1 & A5.508.2)
36. Retail food stores with 8,000 sq. ft. or more of conditioned area that are installing or replacing a commercial refrigeration system shall comply with Section 5.508.2. Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are exempt. (5.508.2)